



College Grove Special Area Plan

Public Involvement Phase

**Kick-off Meeting
11.18.2008**



Presentation Outline

- **Introduction into the Planning Process**
- **Background Information**
- **Working Group Assignment**
- **Reporting of Results and Discussion**

● ● ● | Purpose of Workshop

- To provide citizens:
 - With a background about current planning efforts;
 - An opportunity to tell Staff what is important about the College Grove Village; and
 - An opportunity for Staff to learn about community values as they relate to growth and development.

● ● ● | What This Plan Is Not

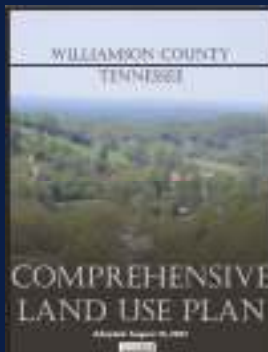
- Incorporation or Annexation
- Regulations
 - Plan serves as policies not regulations
 - Does not change zoning

● ● ● | **Current Planning Efforts**

- Comprehensive Plan Update
- Zoning Ordinance Update
- Special Area Plan Development for Villages

● ● ● | **Comprehensive Plan Update**

- August 2007: County approves Comprehensive Land Use Plan





Comprehensive Plan Update

- What is the Comprehensive Plan?
 - A guide in the development process;
 - Leads decisions about public facilities; and
 - And used as a basis for implementing tools to make the plan a reality.



Comprehensive Plan Update

- Comprehensive Plan identified 5 land use categories
- Led to establishment of 5 new zoning districts:
 - Rural Preservation & Rural Development
 - Hamlet
 - Village
 - 840 Center
 - Suburban Infill and Conservation



4 Villages Identified in Comp Plan

- College Grove
- Triune
- Grassland
- Leipers Fork



What is a 'Village?'

- Crossroad community of historical significance
- Limited infrastructure
- Located in areas with increased growth pressure
- Compact development pattern
- Broader mix of uses than other areas



College Grove Village



The College Grove Special Area Plan

- The purpose of the Special Area Plan:
 - Articulate a shared vision for the community;
 - Identify specific goals & strategies;
 - Provide more specificity (than the Comp Plan) to a defined area due to its uniqueness; and
 - Identify appropriate land uses and infrastructure needs.



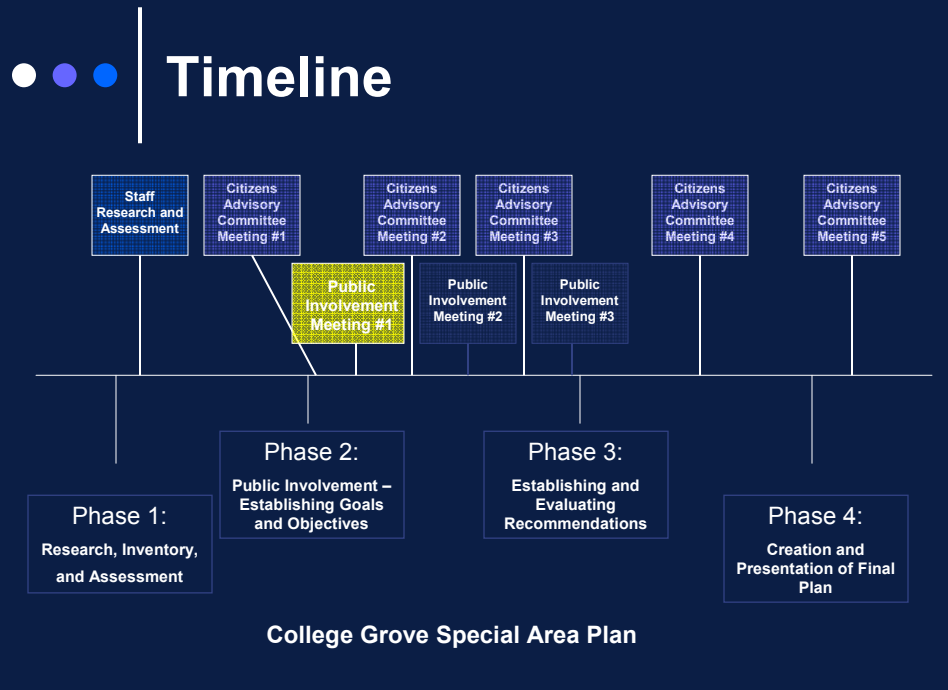
The College Grove Special Area Plan

- End result of Special Area Plan:
 - Provide a vision to guide future land use / development decisions;
 - Provide recommendations / serves as the basis for tailored development standards and design guidelines; and
 - Serves as the policy statement for integration into the new zoning ordinance.



Special Area Plan Process

- **Phase 1:** Research, Inventory and Assessment
- **Phase 2:** Public Involvement - Establishing Goals & Objectives
- **Phase 3:** Establishing and Evaluating Alternatives – Staff Recommendations
- **Phase 4:** Creation and Presentation of Final Plan



Zoning Ordinance Update

- Primary tool for implementing the Comprehensive Plan and Special Area Plans
- Began in October 2007 and scheduled for completion in July 2009
- A natural step in making the policies align with the regulations
 - Recommendations provided in the Special Area Plans will form the regulations included in the Zoning Ordinance



Public's Role

- The College Grove Special Area Plan is 'Citizen Driven':
 - The vision and preferences given by citizens will serve as the foundation for the plan's policies
 - These policies will in turn create the regulations to help achieve the future of the community



How can we Reach Full Potential of the Plan?

- Ask questions
- Be respectful of others
- Talk to the Citizen Advisory Committee members
- Attend meeting and participate in workshop activities
- Spread the word to your friends and neighbors
- Try and envision the Village long-term
- Think of what we can do, not what we can't do



Workshop Exercise

Envision the College Grove Village



Workshop Logistics

- Break out into groups
- Go to assigned table
- Designate spokesperson and recorder
- Address 1st question
- Report results
- Address 2nd question
- Report results
- Closing Discussion



Discussion Question #1

- What are the most important **Planning, Preservation, and Development** Issues facing the College Grove Village?



Discussion Question #2

- What is your vision for the next 20 years in the College Grove Village?



Next Steps

- County Staff to organize and post today's meeting notes
- Citizens Advisory Committee #2
 - Create a preliminary list of goals
- Public Involvement Meeting #2
 - Establish goals and preferences



Keep in Touch



<http://www.williamsoncounty-tn.gov/>



Thank You!

Questions or Comments?

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